

**FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 82-P-069-06-12

October 12, 2011

If it is the intent of the Planning Commission to approve FDPA 82-P-069-06-12 for site modifications to an approved residential development located at Tax Maps 55-2 ((1)) 18, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property and modified are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Fair Lakes Land Bay V-B" prepared by Dewberry & Davis LLC, consisting of six sheets dated June 3, 2011, as revised through August 4, 2011.
2. Signage shall be in conformance with the Fair Lakes Comprehensive Sign Plan as may be amended.*
3. Landscaping shall be provided in substantial conformance with the concepts shown on the FDPA as determined and approved by Urban Forest Management Division (UFMD). The applicant shall use structural cells, or other solutions acceptable to UFMD, to provide planting spaces that meet the following specifications:
 - A minimum of six feet open soil width and 72 square feet open space area
 - Rooting area shall consist of soil below pervious pavement or pavers that is not compacted for support of pavement or pavers. The rooting area may be less than eight feet for Category II trees, as may be approved by UFMD. A minimum of eight feet in width for rooting area shall be provided for Category III and IV tree species, as indicated in PFM Table 12.17.
 - Soil Volume in the rooting area for Category III or IV (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 600 cubic feet per tree for single trees. For two trees planted in a continuous planting area, a total soil volume of at least 1,000 cubic feet shall be provided. For three trees or more planted in a continuous area, the soil volume shall equal at least 400 cubic feet per tree.
 - Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by UFMD.

4. Tree planting space details shall be provided during site plan review to show how soil volume and open soil area requirements will be met. Soil depth shall be a minimum of three feet.
5. The Typical Plant Palette on Sheet 4 of the FDPA shall consist of species that are known to be resistant to impacts from disease and insects, which may include and not be limited to: black gum (*Nyssa sylvatica*); river birch (*Betula nigra*, "Heritage"), single trunk preferred; London planetree (*Platanus acerifolia*, Bloodgood); and Dutch elm disease resistant cultivars of American elm such as *Ulmus Ammericana*, "Valley Forge" or "Princeton."
6. The area labeled on the FDPA with the note "existing trees to be selectively saved" shall be assessed by UFMD at the time of site plan review and trees proposed for preservation shall be based on size, species and condition. Any trees to be preserved and limits of clearing and grading to protect this area of tree preservation and planting area shall be determined at the time of site plan review. Removal of trees from this area protected by the limits of clearing and grading shall be done using chain saws to avoid damage to be existing trees to be preserved and disturbance of the soil profile to maximize growing conditions for trees and other material to be planted.
7. As depicted on the "Conceptual Landscape" detail on Sheet 4 of the FDPA, an amenity area with benches, tables and grills, shall be provided adjacent to the tree save at the north end of the multiple family building. Benches and landscaping shall also be provided within the Plaza/Courtyard area on the eastern side of the multiple family building in conformance with the concepts shown on the FDPA.*
8. If provided, penthouses/rooftop structures shall be for mechanical equipment and shall be provided in accordance with the limitations of Sect. 2-506 of the Zoning Ordinance. Rooftop mechanical equipment shall be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance including the 25% limitation. All building penthouses/rooftop structures shall also be integrated into the architecture of the building below.*
9. The architectural design of the multiple family building shall be consistent with the general character of the elevations shown on Sheet 5 of the FDPA. The building shall consist of high quality materials, a combination thereof including, but not limited to, masonry, glass, brick, stone, cementitious fiber board, pre-cast concrete, ground and/or split face CMU or comparable materials. The facades of the building shall also consist of at least sixty percent, in combination, masonry, brick and glass.
10. The multiple family building shall be designed and constructed as ENERGY STAR®-qualified homes. Prior to issuance of the Residential Use Permit for each dwelling unit, the applicant will submit to the Environment and Development

Review Branch of DPZ documentation from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for Homes qualification.

In addition, the applicant will include a LEED®-accredited professional as a member of the design team. This professional will also be a professional engineer or architect licensed to practice in the Commonwealth of Virginia. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project. Prior to site plan approval, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional, and shall provide a list of specific green building strategies that will be incorporated into the site.

11. Space for recyclables within the multiple family building and the collection of those recyclables shall be provided in accordance with Fairfax County Code Chapter 109.1.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.